



Area Plan Commission of Tippecanoe County, Indiana

July 22, 2021
Ref. No.: 2021-165

Tippecanoe County Commissioners
20 N 3rd Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2832 THE RIDGE GROUP, INC. (R3 and NB to R3):

Petitioner is requesting rezoning of 10.03 acres located on the west side of Paramount Drive, just north of the Cuppy-McClure Regulated Drain, for a proposed apartment complex (Wabash Lofts) with 9 multi-family buildings, located in Wabash 2 (NE) 23-5.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 21, 2021 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from R3 and NB to R3. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before Tippecanoe County Commissioners at their August 2, 2021 regular meeting. Petitioners or their representatives must present their case.

Sincerely,

David Hittle
Executive Director

DH/crl

Enclosures: Staff Report & Ordinances

cc: Tyler Ridge, The Ridge Group, Inc.
Patrick Cunningham, Paramount Development Group LLC
Christopher Shelmon, Gutwein Law
Mike Wolf, Tippecanoe County Building Commission

ORDINANCE NO. 2021-17-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM R3 AND NBTO R3

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TIPPECANOE, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana

See Exhibit A

Section 2: The above-described real estate should be and the same is hereby rezoned from R3 and NB to R3.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 2nd day of August, 2021.

VOTE:

yes

yes

yes

Thomas Murtaugh

Thomas Murtaugh, President

David Byers

David Byers, Vice President

Tracy Brown

Tracy Brown, Member

ATTEST:

Robert Plantenga

Robert Plantenga, Auditor

Exhibit A

A part of the East Half of the Northeast Quarter of Section Two (2), Township Twenty-Three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being more completely described as follows:

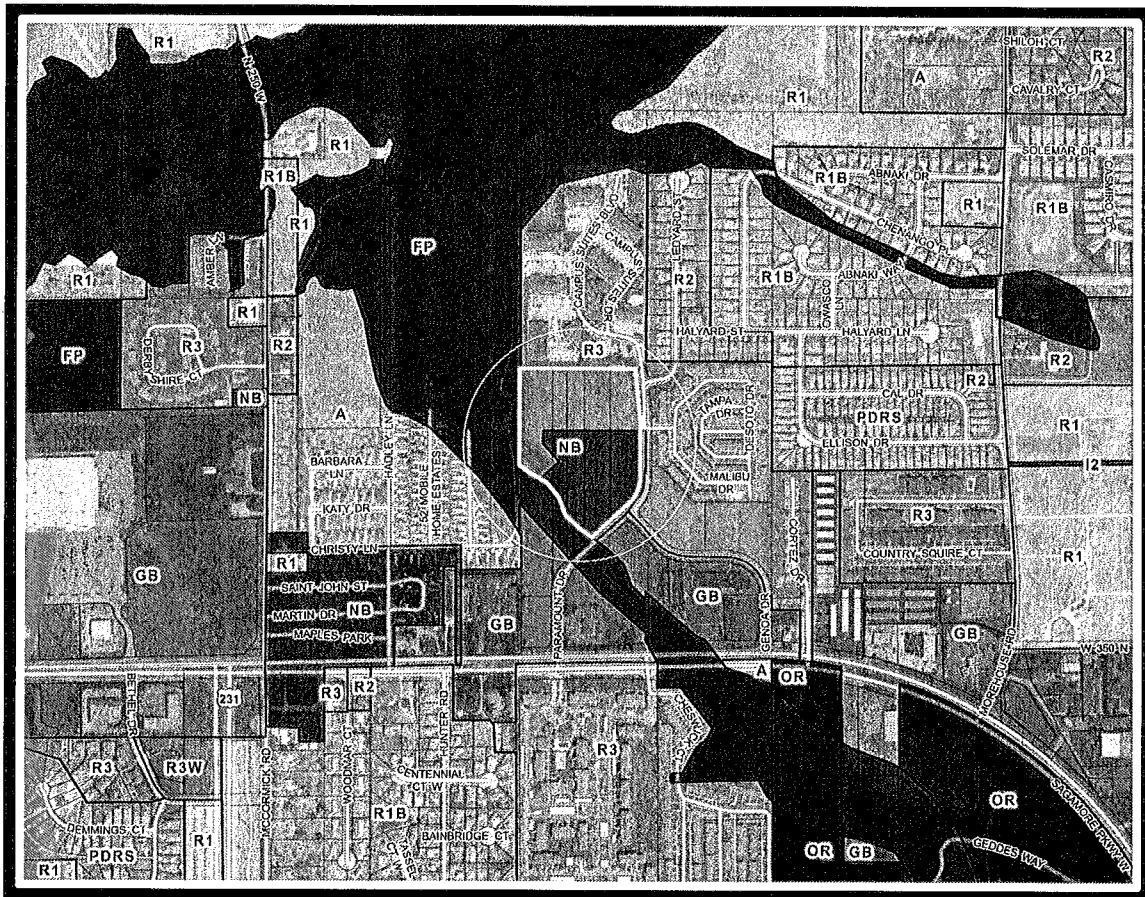
COMMENCING at the Southwest Corner of the Northeast Quarter of said Section 2; thence along the south line of said quarter, North 88°38'29" East, 1307.57 feet to the west line of the East Half of said quarter; thence along said west line, North 00°05'46" East, 917.62 feet to the centerline of the Cuppy-McClure Ditch and the POINT OF BEGINNING; thence continuing along said west line, North 00°05'46" East, 576.55 feet, to the south line of the SSC Avenue North Apartments, LLC real estate recorded January 3, 2018 as Instrument Number 201818000182, in the Office of the Tippecanoe County Recorder; thence along said south line, South 89°56'48" East, 595.62 feet to the west line of Paramount Drive as platted in Instrument Numbers 200303024192 and 201212024555; thence along said west line for the following six (6) courses: (1) South 05°53'52" East, 252.31 feet; (2) along a tangent curve to the right, having a radius of 170.00 feet, a chord bearing South 02°55'20" East, 17.65 feet, an arc distance of 17.66 feet; (3) South 00°03'12" West, 297.27 feet; (4) along a tangent curve to the right, having a radius of 170.00 feet, a chord bearing South 23°33'12" West, 135.57 feet, an arc distance of 139.45 feet; (5) South 47°03'12" West, 63.26 feet; (6) South 47°03'12" West, 286.25 feet to the centerline of said ditch; thence, along said centerline, North 41°37'55" West, 471.33 feet to the POINT OF BEGINNING, containing 10.89 acres, more or less.

EXCEPT

The portion of the above-described real estate which falls within the extents of the floodplain of the Cuppy-McClure Ditch, described as follows:

COMMENCING at the Southwest Corner of the Northeast Quarter of said Section 2; thence along the south line of said quarter, North 88°38'29" East, 1307.57 feet to the west line of the East Half of said quarter; thence along said west line, North 00°05'46" East, 917.62 feet to the centerline of the Cuppy-McClure Ditch and the POINT OF BEGINNING; thence, continuing along said west line, North 00°05'46" East, 74.76 feet to the northerly floodplain of said ditch; thence along said floodplain for the following six (6) courses: (1) South 53°53'37 East, 68.58 feet; (2) South 60°54'16 East, 91.73 feet; (3) South 39°41'55 East, 102.72 feet; (4) South 21°24'54 East, 101.58 feet; (5) South 47°48'09 East, 102.74 feet; (6) South 54°48'17 East, 73.39 feet to the west line of said Paramount Drive; thence along said drive, South 47°03'12 West, 83.82 feet to the centerline of said ditch; thence along said centerline, North 41°37'55 West, 471.33 feet to the POINT OF BEGINNING, containing 0.86 acres, more or less.

STAFF REPORT
July 15, 2021



[illegible]

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

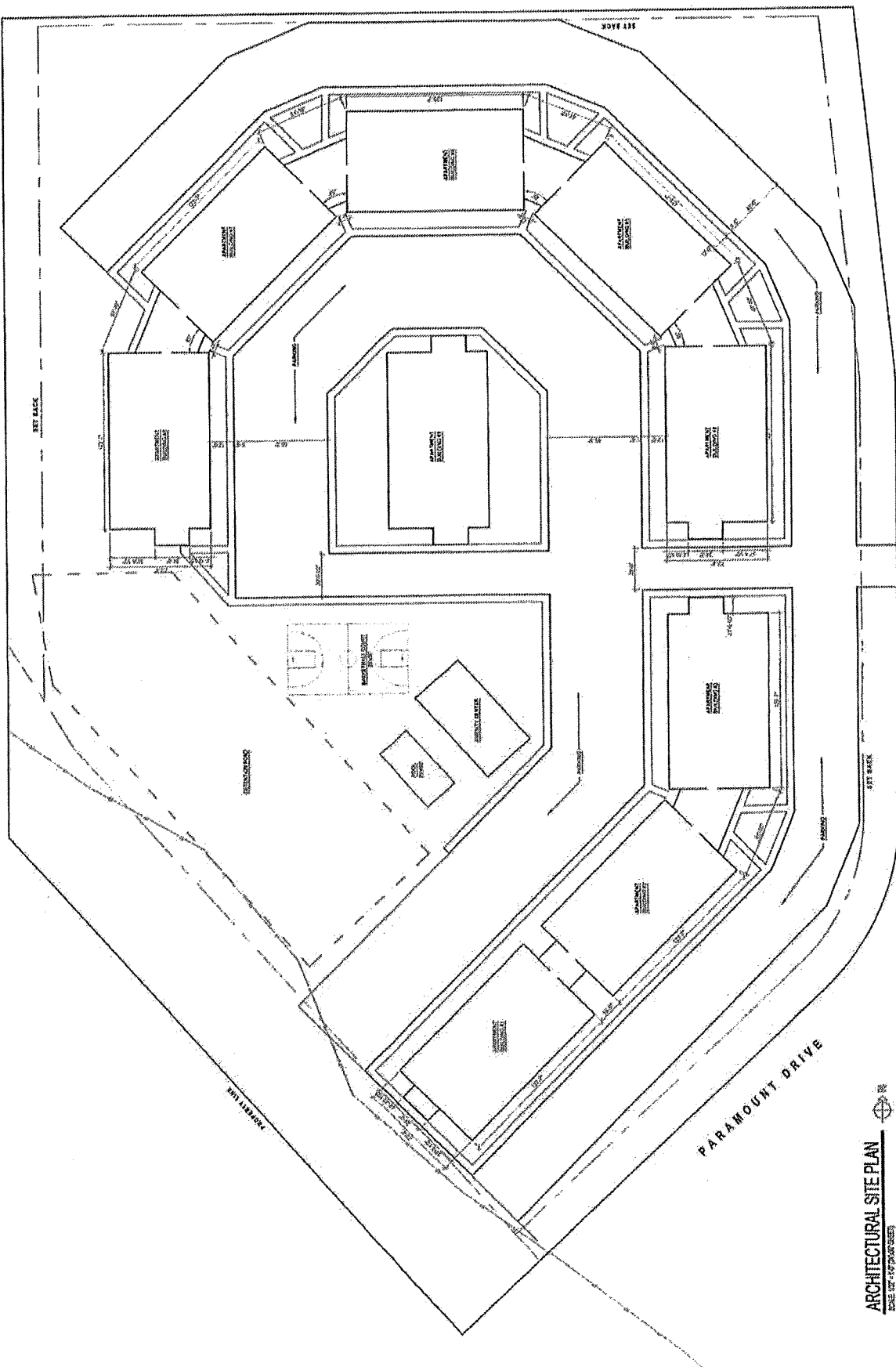
TRG - WABASH LOFTS
NEW APARTMENTS
Lois & 6 Paramount Drive
West Lafayette, IN 47906
(not yet 1/1/21)

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C-21026

ARCHITECTURAL
SITE PLAN

AS101



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

Z-2832
THE RIDGE GROUP, INC.
NB and R3 to R3

Staff Report
July 15, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Christopher Shelmon, with consent of the property owner, is requesting rezoning of 10.03 acres located on the west side of Paramount Drive, just north of the Cuppy-McClure regulated drain, for a proposed apartment complex (called Wabash Lofts) with 9 multi-family buildings and approximately 250-270 units, located in Wabash Township, 2 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The zoning history in this part of the county is quite lengthy. The site is currently zoned NB, Neighborhood Business and R3, Multi-family Residential. A rezone in August of last year rezoned 5.22 acres of this request to R3 from NB for a 60-unit apartment complex, (Z-2801). There has been no additional work for this development other than the rezone. Prior to that case, the entire area in this request was zoned NB. Neighborhood Business zoning is also on land adjacent to the south across the ditch; the property to the north is zoned R3, Single, Two-family and Multi-family Residential. Originally all these properties, located between the Cuppy-McClure regulated drain to the south and Hadley Lake to the north were zoned Flood Plain with a small elevated area zoned R1. In 1998, this small R1-zoned area was rezoned to NB (Z-1790). Sometime after that change, a Flood Plain certification was completed which drastically changed the FP boundary taking most of this land out of the FP and at the same time expanding the NB zone. In 2001, the 16 acres adjacent to the north were rezoned from NB to its current R3 designation.

While there is a plethora of zones within a mile radius of the site, the three adjacent to the property are: R3 to the north and east, NB to the south and FP to the west.

AREA LAND USE PATTERNS:

The site is currently unimproved except for a small detention pond on site. Although the property is composed of pieces of five separate small tracts, a multi-family subdivision is required in order to build the proposed development; this required plat will eliminate these old property lines. The nonbinding site plan (attached) shows an amenity center and nine apartment buildings.

Surrounding the site in question are: Lark apartments; Lakeshore subdivision (duplexes); Lark townhomes (formerly Baywater townhomes); opposite the Cuppy-McClure county regulated drain, there is a small commercial center currently occupied by Domino's Pizza and two unoccupied spaces and the US 52 Mobile Home estates.

TRAFFIC AND TRANSPORTATION:

Parking for this use is two spaces per dwelling unit. The site is located on Paramount Drive, classified by the adopted *Thoroughfare Plan* as a rural local road. Access to the public road will require approval by the county highway department. CityBus has a route (21 A) that travels along Paramount Drive to serve the residents in the area.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities and Indiana-American Water serve the rezone site. Drainage approval from either Drainage Board or the county surveyor will be necessary to complete the subdivision process.

STAFF COMMENTS:

The many R3 rezone staff reports written over the decades for this area of the county includes both recommendations of approval and denial. The negative recommendations at times were due to issues with sanitary sewer and drainage, other times staff argued for single-family developments to the north with higher densities extending to the south with commercial closest to Sagamore Parkway. These arguments are no longer valid since sewer and water are both available and land to the north already is developed with apartments.

Staff has more recently argued to limit the locations for new apartments, particularly apartments for Purdue students, to the downtown area of West Lafayette. Petitioner has provided no indication that this development is targeting students. However, with existing multi-family developments adjacent to the north, northeast, east and a new apartment development likely to the southeast, R3 is the logical zone for this location.

STAFF RECOMMENDATION:

Approval